the Planning Consultancy

Bridge Farm,
Sarn, Nr Malpas,
Cheshire, SY14 7LN
Telephone/Fax 01948 770620

26th September 2024

Planning Development Management
Wrexham County Borough Council
Guildhall
Wrexham

Dear Sirs

Re: Planning Application at Lower Berse Farm, Ruthin Road, Wrexham.

We are instructed by our Clients, Redrow Homes Ltd, to submit the attached outline planning application for:

> *Residential development of up to 1450 dwellings, plus associated roads, open space, community facilities and a site for a primary school.*

The application is a resubmission following the recent submission of an appeal on the basis of non-determination of an identical application, reference P/2023/0593. As a consequence, no fee is required in relation to the proposal.

Notwithstanding the above appeal, the purpose of this new application is to enable negotiations with the Council to continue so that, hopefully, we can arrive at a position where you will be able to report the application to the Planning Committee with a recommendation for approval.

The application includes a list of all documents that are being submitted, no amendments have been made to the proposals or to any of the documents since the appeal was submitted, the new application is, therefore, in effect a continuation of the previous proposal and we hope, that negotiations can continue on the same basis, having regard to those issues in relation to which progress has been made and those in relation to which agreement is yet to be reached.

The application includes the report on pre-application consultation that was submitted with the previous proposal, this approach accords with outcome of discussions on this matter with Matthew

Phillips (his e-mail dated 14.8.24), the application is identical to the previous submission and a further round of pre-application consultation would not serve any useful purpose.

We hope that you will find everything to be in order with this application and will, therefore, be able to register it without any delay. If, however, you have any queries, or difficulties downloading any particular document, please let us know straight away.

Yours faithfully

M GILBERT